

# Lowestoft Town Council

## Meeting of the Planning and Environment Committee

Via Video Meeting

11 August 2020

### MINUTES

**Video meeting participants:** Cllrs Sue Barnard, Amanda Frost, Alan Green, Jacqueline Hardie, Peter Knight, Andy Pearce and Alice Taylor

**Also participating:** Sarah Foote (Deputy Clerk) and Lauren Elliott (Committee Clerk)

**440. Welcome**

The right to report and the application of the video meeting protocol were explained and noted, and the meeting was welcomed.

**441. Apologies for absence**

Apologies were received from Parker and accepted (proposed by Cllr Taylor, seconded by Cllr Barnard) and unanimously agreed. Cllr Eastwood and Cllr Carlton were absent.

**442. Declarations of Interests and dispensations**

Cllr Knight declared a pecuniary interest in applications DC/20/2849/ADI and DC/20/2850/FUL. All Councillors declared that they had been lobbied in relation to application DC/20/2593/FUL but all confirmed they were not pre-determined and would consider the application and evidence presented at this meeting.

**433.** It was noted that the Minutes of 28 July 2020 would be agreed at the next appropriate meeting

**434.** Any advance comments from the public on any matters on this agenda – several comments had been received in objection to application DC/20/2593/FUL and had been circulated to all Councillors.

**435. Planning applications**

**a.** Consideration of the following planning applications (all available on [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)) and deciding the recommendations of the Council:

*Table 1 Planning Applications*

Reference	Address and Description	District Ward
DC/20/2814/FUL	68 Corton Road - Demolish garage and conservatory. Construct new single storey sun lounge	Gunton and St Margaret's
It was proposed by Cllr Hardie, seconded by Cllr Frost and unanimously agreed to recommend approval of this application.		
DC/20/2817/FUL	43 Oulton Road - Two Storey Rear Extension	Harbour and Normanston
It was proposed by Cllr Hardie, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application.		
DC/20/2706/FUL	11 Ringsfield Road - First floor extension to form bedroom and ensuite.	Harbour and Normanston
It was proposed by Cllr Taylor, seconded by Cllr Barnard and unanimously agreed to recommend approval of this application.		
DC/20/2593/FUL	High Dene 105 Park Road - Change the use from C2 Residential care home to large HMO (Sui-Generis category) - Supported Housing for people with complex needs.	Harbour and Normanston

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Reference	Address and Description	District Ward
<p>It was proposed by Cllr Knight, seconded by Cllr Taylor and unanimously agreed to recommend refusal of this application. Whilst Park Road is not within the Flat Saturation Zone the Council were concerned that the number of units created by this change of use would be contrary to policy WLP8.4 (para 2) and the 20% figure being exceeded, there seems to be no exceptional circumstances for this conversion to be permitted (para 3 of WLP8.4), the application included no justification on how the supported housing will be managed, and there is insufficient parking and bin storage allocation. The change of use will have a detrimental impact of the local residential amenity by virtue of the movements to and from the supported housing. There are no material changes to the building included as part of the application and it is requested that if such are planned an appropriate application is submitted. It was also noted that no site notice had been displayed at 105 Park Road to inform local residents of the application.</p>		
DC/20/2526/FUL	232 London Road South - Conversion of a dwelling house into two one Bedroom flats comprising, Kitchen, Bathroom ,Bedroom and Lounge , all above the shop unit below.	Kirkley and Pakefield
<p>It was proposed by Cllr Frost, seconded by Cllr Hardie and unanimously agreed to recommend rejection of this application.</p>		
DC/20/2687/FUL	335 London Road South - Replace all house windows.	Kirkley and Pakefield
<p>It was proposed by Cllr Taylor, seconded by Cllr Hardie and unanimously agreed to recommend approval of this application.</p>		
DC/20/2561/FUL	Plot Between 146 & 148 Kimberley Road - Construction of a two bedroom detached dwelling and ancillary car park for two vehicles	Kirkley and Pakefield
<p>It was proposed by Cllr Taylor, seconded by Cllr Knight and agreed (one vote against by Cllr Barnard) to recommend approval of this application.</p>		
DC/20/2733/FUL	The Seagull Morton Road - Extensions and internal alterations	Kirkley and Pakefield
<p>It was proposed by Cllr Green, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application. At 17.55 Cllr Knight left the meeting</p>		
DC/20/2849/ADI	CEFAS, Pakefield Road - Illuminated Advertisement Consent - Installation of illuminated signage to the main entrance of the new building.	Kirkley and Pakefield
<p>It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application subject to low energy lighting being installed, with a low level of lumens being used avoid light pollution and all illumination being turned off at night..</p>		
DC/20/2850/FUL	CEFAS, Pakefield Road - Building signage to the West Elevation with controlled illumination.	Kirkley and Pakefield
<p>It was proposed by Cllr Pearce, seconded by Cllr Taylor and unanimously agreed to recommend approval of this application subject to low energy lighting being installed, with a low level of lumens being used avoid light pollution and all illumination being turned off at night.. At 18.15 Cllr Knight returned to the meeting.</p>		

**b.** Applications for tree works - Noting that the Planning Authority has received the following applications for works for trees subject to a tree preservation order (TPO) and/or proposed works to trees within a Conservation Area (TCA). The Town Council will note these applications.

*Table 2 Applications for Tree Works*

Reference	Address and Description	District Ward
DC/20/2784/TPO	37 Gunton Church Lane - TPO 1-4 Front garden 2 x Sycamores - Crown reduce by 15% and remove branches overhanging pavement and highway Reason: General maintenance pruning works	Gunton and St Margaret's

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This application was noted and there were no comments or concerns.		
DC/20/2822/TPO	5 Green Acre Crescent - TPO 380 Rear garden T20 Horse Chestnut & T21 Beech - Fell to ground level Reason: Trees overhanging properties and remove light from gardens as well as the rear of properties of 8 Pinebanks and 10 High Beech	Harbour and Normanston
This application was noted and there were no comments or concerns.		

c. It was noted that the following application had been appealed by the applicant and would be considered by the Planning Inspectorate.

*Table 3 Appealed Planning Applications*

Reference	Address and Description	District Ward
DC/20/0651/FUL	Hackbridge, 61 London Road Pakefield - Provision of dropped kerb and parking to front garden space. Planning Permission was refused by the Planning Authority.	Kirkley and Pakefield

d. East Suffolk Council's How to Frame Planning responses presentation was noted.

e. East Suffolk Council's Planning and Building Control guidance on planning regulations and legislation changes was noted. It was suggested that external training be provided to the Council on changes to the planning systems and this would be progressed by the Deputy Clerk with due consideration to any training budget provision.

f. The following reports had been received from East Suffolk Council Referral Panel

*Table 4 Reports received by East Suffolk Council Referral Panel*

Reference	Address and Description	District Ward
DC/20/2349/FUL	84 Kirkley Park Road - Proposed single and two storey rear extensions The Town Council had recommend refusal, however, the Referral Panel recommended the application be determined by the Officer with their recommendation of approval.	Kirkley and Pakefield
DC/20/2088/COU	119 Bevan Street - change of use of from A1 to D1. The Town Council had recommend refusal, however, the Referral Panel recommended the application be determined by the Officer with their recommendation of approval.	Harbour and Normanston

g. There were no planning determinations issued by the Planning Authority which were contrary to the recommendations of the Town Council.

**446.** It was noted that the North Lowestoft Heritage Action Zone Design Guide Supplementary Planning document had been adopted.

**447. Date of the next meeting**

16:30 Tuesday 25 August 2020.

**448. Items for the next Agenda**

There were no requests for items to be added to the next agenda. Meeting Closed 18.23

Signed: 

27 April 2021